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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>630 Lexington Place, NE</b>	<input checked="" type="checkbox"/> Consent
Meeting Date:	<b>May 28, 2020</b>	<input checked="" type="checkbox"/> Concept
Case Number:	<b>20-236</b>	<input checked="" type="checkbox"/> Alteration
		<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Property owner Purvee Kempf, with plans prepared by architect Lacy Brittingham, seeks concept review for a three story plus basement rear addition and roof alteration of a property in the Capitol Hill Historic District.

**Property Description**

630 Lexington Place, NE, is located between 6<sup>th</sup> Street and 7<sup>th</sup> Street, NE. The house is a two and a half-story brick rowhouse designed by A.H. Sonnemann for The Kennedy Brothers builders and constructed in 1912. The same builders and architect developed all the homes on this block, both north and south, between the years of 1909 and 1914.

The primary elevation features a steep sloped roof with slate tiles, decorative wood eaves and two dormers. The partial-width front porch spans two bays. The rear elevation currently has a partial-width three-story porch and is visible from a public alley.



**Proposal**

The plans show altering the pitch of the roof to increase the floor-to-ceiling height of the third story at the rear. The expanded third story would extend almost three and a half feet over the rear addition and have a balcony. The existing rear porch would be replaced with a full-width

addition extending almost eight and a half feet back. The addition would be clad in siding and have mostly fixed windows and full-lite doors. Material notes have not been included.

**Evaluation**

Other properties in this row have undergone similar rear alterations. The Board has found altering the roofline to add height at the rear to be compatible along Lexington Place. The increased height of the roof at the third story includes a ridge detail that shows a continuation of the upper ridge line, but the roofline adjustment should begin below the ridge to avoid any visual impact there. The materials for the rear addition should be coordinated with HPO staff.

**Recommendation**

*The HPO recommends the Board find the concept of the alteration to the roof at the third story, and rear addition to be compatible with the Capitol Hill Historic District, delegating final approval to staff.*

*Staff contact: Moira Nadal*